

UNIQUE PANHANDLE PROPERTIES debbie@uniquepanhandleproperties.com Exclusive Buyer's Agents 727-487-3532

Detached Single Family

MLS#: 528906m
Status: Active **Last Change:** 3/27/2010
Address: 69 JOHNSTOWN LN
 ROSEMARY BEACH, FL
Zip: 32413
County: WALTON
MainArea: 18 South Walton East
SubArea: 04 EAST OF CAMP CREEK
Subdiv: ROSEMARY BEACH
ParcelID: 35-3S-18-16067-040-0020
ElemSch: VAN R. BUTLER **Middle:** EMERALD COAST **High:** SOUTH WALTON
Dir: West on 30-A, North onto West Water St, Left on Kingston-Directly adjacent to the Cabana Pool
Legal: Block 40, Lot 2, Phase 9, Rosemary Beach

ListPrice: \$1,350,000
ApproxSF: 4,100 **BG:**
Sale Type: As Is, In Foreclosure, REO
S/Sqft: \$329.26
Bedrooms: 5
Baths Full/Half: 6/1
Stories: 3
YearBuilt: 2004
ImmOcc? Y
ConstrStat: Construction Complete

[Click photo to enlarge or view multi-photos.](#)



FORECLOSURESPECIAL FINANCING TERMS***This home leaves nothing to wish for...Top quality finishes and amenities abound. With the Cabana Pool just outside your private courtyard the best of Rosemary Beach is just a few steps away. FEATURES INCLUDE 2 CAR GARAGE, HUGE KITCHEN WITH TOP OF THE LINE VIKING APPLIANCES, 48" PROFESSIONAL GAS RANGE WITH GRIDDLE, DOUBLE OVENS, CUSTOM BUILT-IN BAR WITH CARRERA MARBLE, WINE REFRIGERATOR AND ICE MACHINE, TRAVERTINE FLOORS, HONED ABSOLUTE GRANITE AND PLENTY OF CUSTOM CABINETRY. MAIN LEVEL MASTER SUITE OFFERS 2 MASTER BATHS, STEAM SHOWER, ROMAN SOAKING TUB, AND LARGE CLOSETS. SELLER FINANCING- 30 Year Loan-5/1 ARM; 10.1% down; No inspections or property requirements; No exclusions for investment property; No Prepayment Penalty; No Private Mortgage Insurance; No Closing Costs (Regions pays them all) Ready for the best part? 3.5% RATE up to 475k and 4.5% over 475k! Fixed rates also available. PROPERTY TO BE SOLD "AS IS".

Information herein is approximate and not exact.

ParkingSpaces: Garage:2 Carport:2 Covered:2
PrkingFeat: Garage
WFFeat:
Lot Dim.: 34X90
Acres: 0.00
BchFrntage:
LotAcc: Paved Road, Private Road
Zoning: Residential Single Family
LotFeat: Covenants, Interior, Level, Sidewalk, Within 1/2 Mile Of Water
WatFrnt:
GulfFrntDesc:
WatView:
ProjFacil: Beach, Deed Access, Exercise Room, Pavilion/Gazebo, Pets Allowed, Picnic Area, Playground, Pool, Sauna/Steam Room, Tennis, TV Cable, Whirlpool, Waterfront

Room Type	Lvl	Dimnsns	Design:	Const/Siding:	ExtFeatures:	IntFeatures:	Appliances:	Utilities:	Energy:
Dining/Kitchen	2	10.6x20	Florida Cottage						
LivingRoom	2	23.4x20.5							
Loft	3	19x16.10							
Bedrm:Additnl	1	13.9x12.7							
Bedrm:Master	2	15x12.6			Balcony, Deck Covered, Fenced Privacy, Porch Covered, Shower, Separate Living Area, Guest Quarters				
Bedrm:Additnl	2	13.8x9.11							
Bedrm:Additnl	2	11.10x11.10				Breakfast Bar, Ceiling:Crown Molding, Floor:Hardwood, Floor:Marble, Guest Quarters, Kitchen:Island, Lighting:Recessed, Newly Painted, Shelving, Washer/Dryer Hookup, Wet Bar, Window Treatment:All, Woodwork:Painted, Furnished:None, Upgraded Media Wiring, Owner's Closet, Pantry			
Bedrm:Additnl	2	13x13					Auto Garage Door Opener, Cooktop, Dishwasher, Disposal, Ice Machine, Jennaire Type, Microwave, Oven:Self Cleaning, Range Hood, Refrigerator W/Ice Maker, Security System, Smoke Detector, Stove/Oven Gas, Wine Refrigerator		
								Electric, Gas:Natural, Phone, Public Sewer, Public Water, TV Cable, Underground	
								A/C: High Efficiency, A/C: Two Or More, Ceiling Fans, Heat Pump A/A Two Or More, Heat: High Efficiency, Heat: Two Or More	
Mbed/Mbath:									
									Mbath Double Vanity, Mbath Hollywood, Mbath Sauna/Steam, Mbath Separate Shower, Mbath Tile, Mbath Walk-In-Closet, Mbath Whirlpool, Mbed First Floor, Mbed Walk-In Closet

Hmstd:
LandLease/Year:
Assmt Fees: \$925.00 Quarterly
NewBuyerFee: 0.500%
Assoc.FeesInclude: Accounting, Ground Keeping, Management, Recreational Facilities, Security, Land Recreation
ListOffice: EWSD White Sands Resort Realty Inc
SaleSubjtoLease: N
AssmMtgTyp:
Financing: Conventional, Owner, Seller Pays Closing Costs
MonthlyRent:
LeaseExpDate:
ExistLeases:

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